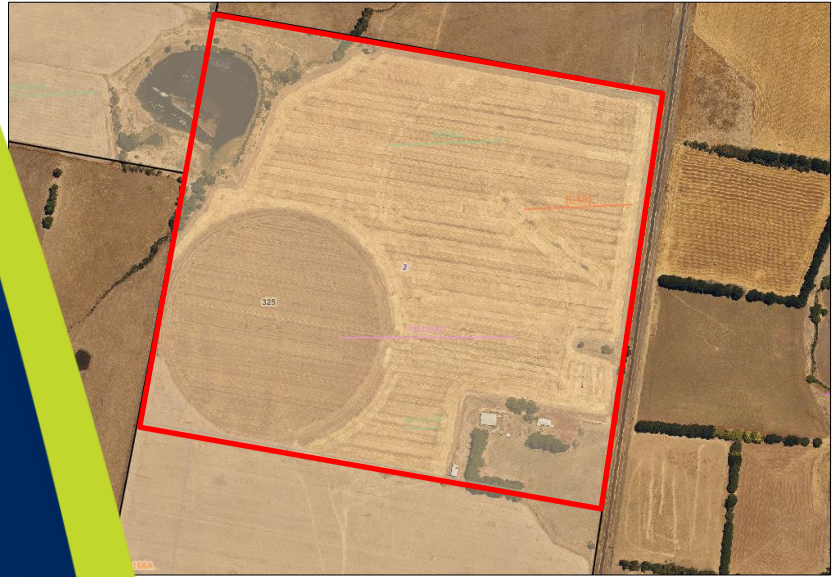




iPlanning



Pyrenees Planning Scheme Planning Report for a Two Lot Subdivision

Address: Lot 2 PS310387T, 325
Waubra-Talbot Road, Waubra
Reference: P-01141

Prepared for:

Tim Dalton

Prepared by:

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Quality Information

Document	Planning Report
Reference No.	P-01141
Date	June 2024
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1. Introduction

iPlanning Services Pty. Ltd. has been engaged by Mr Tim Dalton to submit a Planning Permit Application on his behalf for a two (2) lot subdivision of land at 325 Waubra-Talbot Road, Waubra.

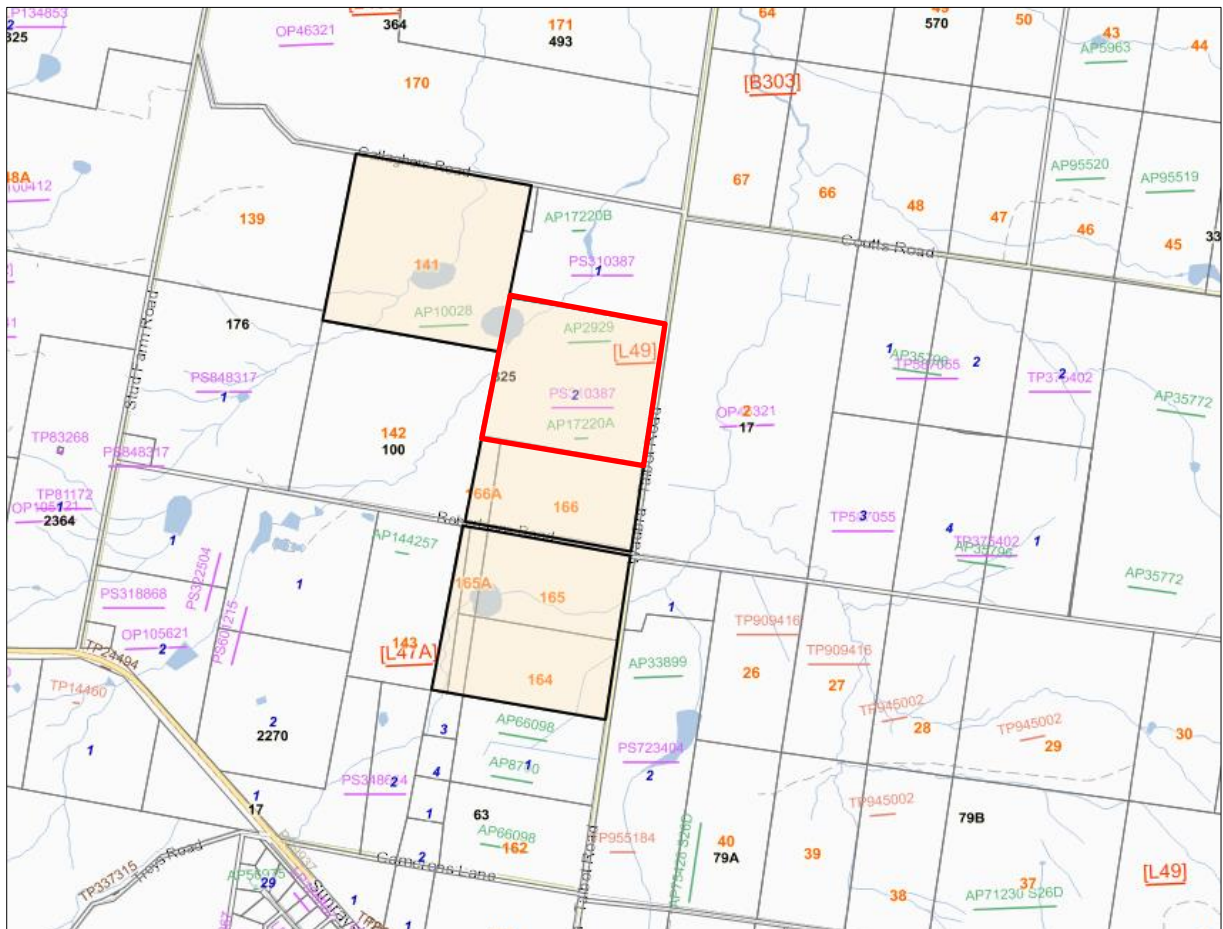
2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

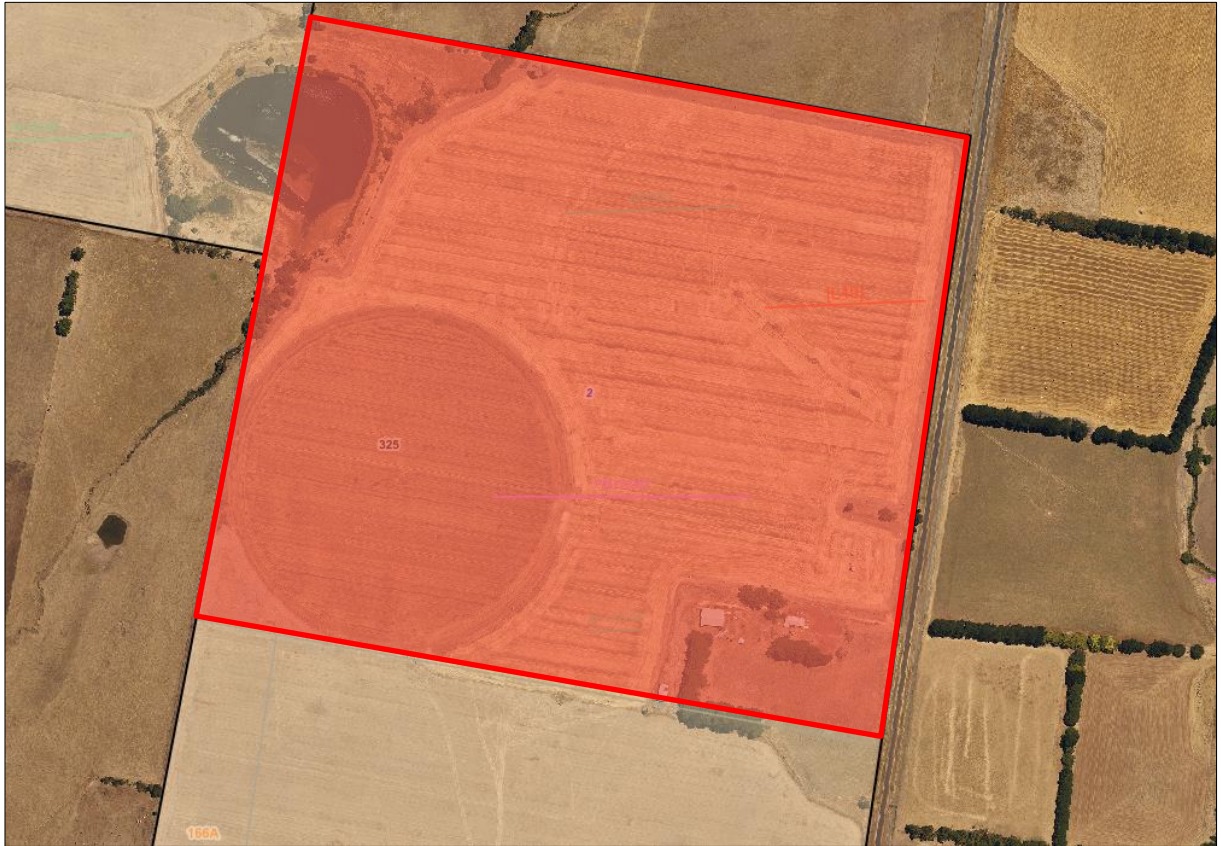
- | | | |
|---|-----------------------|---------------------|
| ▪ Farming Zone | Clause 35.07-3 | Subdivision of land |
| ▪ Environmental Significance Overlay | Clause 42.01-2 | Subdivision of land |

3. Subject Site and Site Context

The subject site is located on the west side of Waubra-Talbot Road. The site consists of one Title and it is described as Vol. 10065 Fol. 309 Lot 2 on Plan of Subdivision No. 310387T. The site is regular in shape with a frontage of approximately 672.6 metres to Waubra-Talbot Road, a northern boundary of approximately 736.3 metres, a western boundary of approximately 672.4 metres and a southern boundary of approximately 765.4 metres with a total land area of approximately 50.55 hectares.



The site currently contains an existing dwelling, farm shed, vegetation and agricultural land. The dwelling is situated at the southeastern portion of the site which has existing pine windbreaks along the south and west. There are some existing native trees located on the northern side of the dwelling (north side of the existing driveway). The remaining land is used for cropping and the site forms part of a larger farming property to the northwest and the south. The land is relatively flat with a large dam located in the northwest corner that covers two properties.



The surrounding development includes farming land and existing dwellings located on similar sized lots. The land is mainly cropping with some animal grazing.



The subject site and the surrounding land is located within the Farming Zone. The site and the surrounding land is also within the Environmental Significance Overlay.

The Waubra-Talbot Road is a sealed road pavement with gravel shoulders and open drains on both sides. There are also grassed naturestrips on both sides. Overhead powerlines are located on the east side of the roadway. Waubra-Talbot Road is controlled and maintained by the Pyrenees Shire Council.

4. Proposal

The proposal is to subdivide the land into two (2) lots and the following is a breakdown of the proposal:

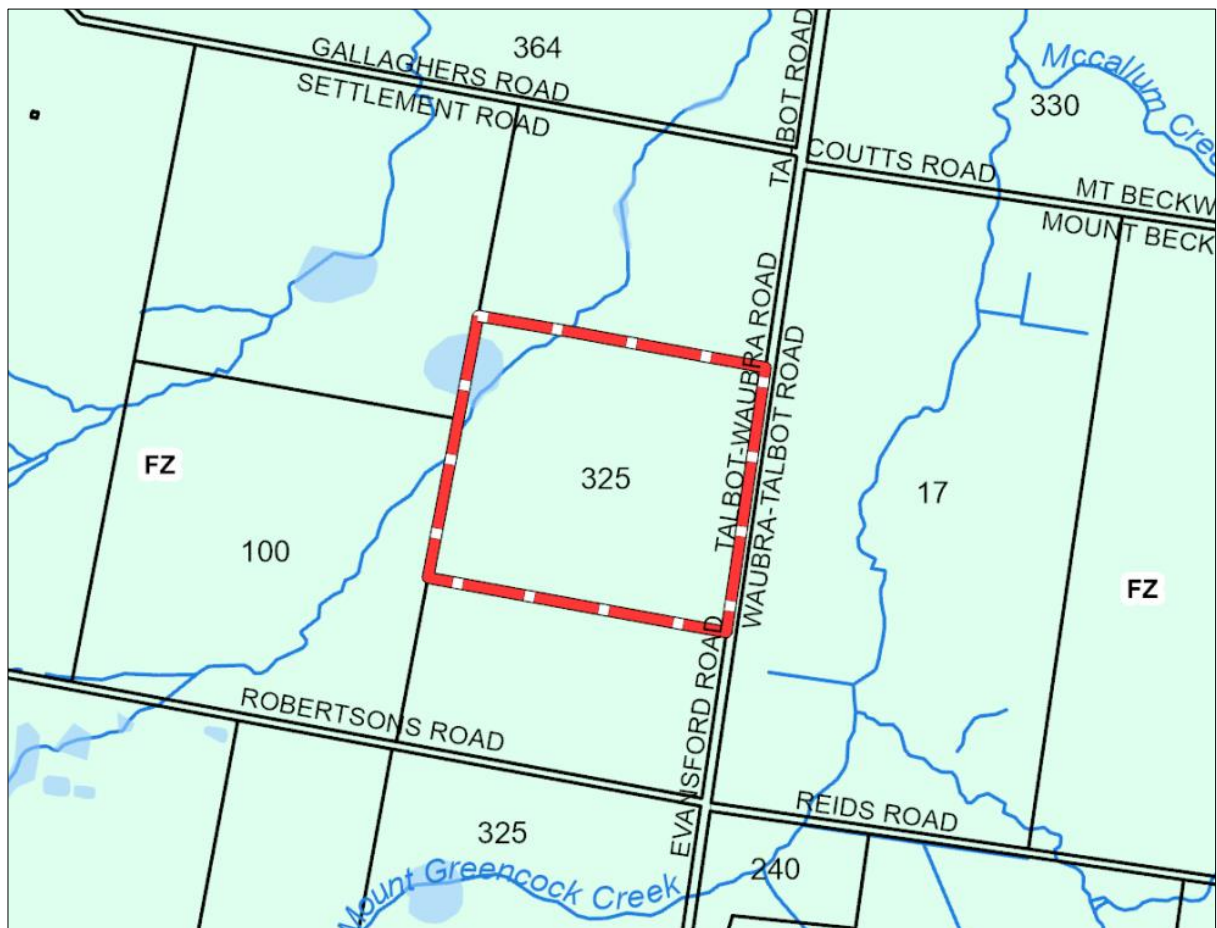
- Lot 1 will have an area of 2.226 hectares and will have a 145.32 metre frontage to Waubra-Talbot Road, a northern boundary of 152.33 metres, a western boundary of 145.38 metres and a southern boundary of 154.05 metres. The lot will contain the existing dwelling and driveway from the road. Power and telecommunications are available to the dwelling.
- Lot 2 will have an area of 48.33 hectares and will comprise a 527.28 metre frontage to the Waubra-Talbot Road, a northern boundary of 736.3 metres, western boundary of 672.4 metres and a southern boundary of 518.4 metres. This lot will remain as farming land.

The land will continue to be used for agricultural purposes.

5. Planning Controls

5.1 Zoning

The subject site is situated within the **Farming Zone (FZ)**.



Clause 35.07 of the Planning Scheme refers to the Farming Zone and the purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Response:

The proposal is consistent with the purpose of the zone as the land is to continue to be used for agricultural purposes. The larger lot will continue to be used for agricultural purposes and will be associated with the other lots to the northwest and south. The smaller lot is too small for broad acre farming, however, is a size that can be used for more intensive type farming purposes such as intensive animal husbandry, dog keeping, specialised cropping that doesn't necessarily need large amounts of water, etc...The proposal is consistent with the Municipal Planning Strategy and the Planning policies as detailed below.

The continuing rural use of both lots will continue and the subdivision will have very little impact on the surrounding rural activities that currently operate in the Waubra area.

5.2 Subdivision

Clause 35.07-3 of the Scheme refers to Subdivision and a permit is required to subdivide land. Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- ***The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.***
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

A permit cannot be granted which would allow a separate lot to be created for land containing a small second dwelling.

Response:

A planning permit is required for the subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.

5.3 Decision Guidelines

Clause 35.07-6 of the Farming Zone states the following decision guidelines which require assessment for the subdivision of the land.

General issues	
The Municipal Planning Strategy and the Planning Policy Framework	Please refer to Section 9.0 Policy Context.
Any Regional Catchment Strategy and associated plan applying to the land	Not applicable.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent	The existing dwelling is connected to a septic system and is located within the boundaries of Lot 1. Lot 2 will continue to be a vacant lot and used for farming purposes.
How the use or development relates to sustainable land management	The sustainable land management of the property will continue through full time occupancy the site and it being managed to prevent the overrun of pests, weeds and vermin on the property. This will benefit not only the site but neighbouring properties through preventing the spread of introduced flora and fauna in the area.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The site is surrounded by other farming properties that have dwellings and are used for farming purposes. There are other examples of existing dwellings that have been excised off and are on smaller lots.
How the use and development makes use of existing infrastructure and services.	The subdivision will make use of the access to the site from the Waubra-Talbot. Electricity is located along the eastern side of Waubra-Talbot Road.
Agricultural issues and the impacts from non-agricultural uses	
Whether the use or development will support and enhance agricultural production	The land is used for agricultural purposes on a large scale, where the owner has other land in the immediate area that forms part of this larger farming property. The land is normally used for crop raising.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposed subdivision is not changing the existing condition of the land. It proposes to create a smaller lot for the dwelling with the balanced lot used for farming purposes.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The adjoining properties will not be impacted on by the proposed subdivision.
The capacity of the site to sustain the agricultural use.	The larger lot will continue to be used for agricultural purposes and the smaller lot containing the dwelling will still be associated with the farming enterprise.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	It is regarded that the larger lot has good farming qualities and has been for many years. The dwelling and is surrounding land has not been used for farming and is better suited for a more intensive farming activity, but separate from the broad acre farming.
Any integrated land management plan prepared for the site.	A Land Management Plan is provided.
Whether Rural worker accommodation is necessary having regard to: <ul style="list-style-type: none"> ▪ The nature and scale of the agricultural use. ▪ The accessibility to residential areas and existing accommodation, and the remoteness of the location. 	Not applicable.

The duration of the use of the land for Rural worker accommodation.	
Accommodation issues	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	No dwelling is proposed for Lot 2. An existing dwelling currently exists on Lot 1.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	With appropriate landscaping and management of the smaller lot will help with any potential issues/conflicts raised with adjoining land uses.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The dwelling has been associated with the existing agricultural operations and the farming operation is unlikely to expand as it will continue to be used for crop raising.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	There is no dwelling proposed on the larger lot. It will continue to be used for crop raising.
The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to: <ul style="list-style-type: none"> ▪ A permit for a wind energy facility; or ▪ An application for a permit for a wind energy facility; or ▪ An incorporated document approving a wind energy facility; or ▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978. 	Not applicable as the application is for a subdivision only.
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.	Not applicable.
Environmental issues	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	No impacts will be felt from the subdivision. The subdivision will create a lot for the existing dwelling and the existing farm shed will continue to be used with the existing agricultural use on the larger lot.
The impact of the use or development on the flora and fauna on the site and its surrounds.	There will be no impact to existing flora and fauna.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The site is not home to any ecologically sensitive characteristics.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The existing 50 hectare site contains an existing dam at the northwest corner. There will be no effluent to be discharged from the larger lot. The existing dwelling

	lot has ample room for the existing septic system to treat and dispose of under the current regulations.
Design and siting issues	Comments
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	No new buildings are to be built on Lot 1.
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	No new buildings are to be built on Lot 1.
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	No new buildings are to be built on Lot 1.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	No new buildings are to be built on Lot 1.
Whether the use and development will require traffic management measures.	There will be no measurable change in traffic movements or detrimental impacts on the road network as a result of the subdivision.
The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to: <ul style="list-style-type: none"> ▪ A permit for a wind energy facility; or ▪ An application for a permit for a wind energy facility; or ▪ An incorporated document approving a wind energy facility; or ▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978. 	Not applicable as the application is for a subdivision only.
The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.	Not applicable.

6. Overlays

6.1 Environmental Significance Overlay

The subject site is included within the **Environmental Significance Overlay (ESO1)**.



Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay and the purpose of the Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Schedule 1 of the Overlay refers to Designated Water Supply Areas and the environmental objectives to be achieved are:

- To ensure the protection and maintenance of water quality and water yield within the designated water supply catchments as detailed in Clause 21.05-1.6.
- To maintain and where practicable enhance the quality and quantity of water produced within the catchments and in waterways.
- To protect the quality of surface and groundwater supplies within the Shire and the broader region.
- To prevent erosion of land, pollution, siltation and eutrication of waterways, water bodies, storages and drains.
- To ensure that catchment yield and environmental flows are maintained.
- To manage the impact of incremental development on water quality and yield.

Clause 3.0 refers to Permit Requirements and states that:

- A permit is not required for subdivision of existing buildings in a sewerred area.

Response:

A permit is triggered under the Schedule to the Overlay as the subdivision is not in a sewerred area.

Clause 5.0 refers to the Decision Guidelines and The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Decision Guidelines	Comments
The issues (as appropriate) listed under the decision guidelines specified for the zone.	The proposal meets the decision guidelines of the Farming Zone.
The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.	The land is relatively flat with a slight fall to the southeast. The soils are highly absorbant and there is no waterway that is close to the dwelling that would be polluted. There is an exsting septic system already connected to the dwelling.
The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.	Not impact of pollution on waterways or groundwater will occur. There is a system already in place.
The need to maintain water quality at a local and regional level and whether the proposal is consistent with the provisions of any incorporated documents (including the state Environment Protection Policies – Waters of Victoria and Groundwaters of Victoria).	Not applicable.
The possible effect of the subdivision or development on the quality and quantity or water in waterways, water bodies, storages and drains.	No impacts will be caused by the subdivision. The subdivisiion proposes to excise the dwelling from the large parcel. No new dwelling is to be built on the new large lot.
The preservation of and impact on soils and the need to prevent erosion.	There is no evidance of any erosion on the site.
The need to manage incremental development that is likely to result in, or create a precedent for, development densities or activities likely to be detrimental to water quality or yield.	Not applicable. There is no new development to occur on the large lot.
The information contained in any site context plan or development plan which the Responsible Authority may have requested.	Not required.
Any relevant catchment management plan, policy strategy or Ministerial Direction (including the Interim Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any subsequent revision of that guideline).	Not applicable.
If within the Troy, Musical Gully and Avoca (Sugarloaf) catchments, Sections 5.2 and 5.3 of the Forest Management Plan – Midlands Forest Management Area (Department of Sustainability and Development).	Not applicable.

7. Particular Provisions

7.1 Public Open Space Contribution and Subdivision

Under the provisions of **Clause 53.01**, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the *Subdivision Act 1988*.

Response:

No public open space contribution of 5% is required for a two (2) lot subdivision.

7.2 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to **Clause 52.17-7** specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to **Clause 52.16**.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

No native vegetation is to be removed as part of the application.

8. General Provisions

8.1 Decision Guidelines

Under the provisions of **Clause 65.02**, before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

Clause 65.02 – Application to subdivide land	Comments
The suitability of the land for subdivision	The land is suitable for subdivision.

	Moreover, the subdivision finds support in the Municipal Planning Strategy and the Planning Policy Framework and is consistent with the purpose of the Farming Zone.
The existing use and possible future development of the land and nearby land	This is a rural subdivision in a farming area. The resulting lots will allow new and existing agricultural practices to occur in the area. Nearby and adjacent land is also zoned farming and will remain for rural use and development.
The availability of subdivided land in the locality, and the need for the creation of further lots	This subdivision presents itself as an excision of the existing dwelling from the large lot to create a lot that can still be used for agricultural purposes.
The effect of development on the use or development of other land which has a common means of drainage	The subdivision will not adversely affect the drainage regime that is associated with adjoining land or other land in the vicinity of the subject site.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	Having regard to the physical characteristics of the subject land and its surrounding context, it is submitted that the pattern and rhythm of the subdivision is appropriate for the subject land. The subdivision will facilitate development that is in keeping with the existing and preferred neighbourhood character.
The density of the proposed development	The subdivision intends to create two (2) lots. There are other examples in the immediate area that have had dwellings excised from larger parcels of farming land.
The area and dimensions of each lot in the subdivision	The proposed subdivision will create two (2) new lot that will allow for an existing dwelling and for existing rural activities.
The layout of roads having regard to their function and relationship to existing roads	Not applicable.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots	Not applicable.
The provision and location of reserves for public open space and other community facilities	Not applicable.
The staging of the subdivision	Not applicable.
The design and siting of buildings having regard to safety and the risk of spread of fire	Not applicable.
The provision of off-street parking	Sufficient land is available on each of the proposed lots to accommodate off-street car parking in association with the existing dwelling.
The provision and location of common property	Not applicable.
The functions of any body corporate	Not applicable.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	The proposed subdivision can be serviced by the following utility services, which are all available to it: <ul style="list-style-type: none"> ▪ Drainage; ▪ Electricity; and, ▪ Telecommunications.

If the land is not sewerred and no provision has been made for the land to be sewerred, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	The dwelling is connected to an existing septic system.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas	Not applicable.

9. Policy Context

It is considered the proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework as outlined below:

9.1 Municipal Planning Strategy

Clause 02-03-3 – Natural Resource Management

Agriculture aims to:

- Protecting agricultural land from fragmentation.
- Encouraging sustainable and diverse agriculture.
- Consolidating inappropriately subdivided rural land.
- Discouraging rural-residential development where it impacts on agricultural land.

Response:

The land will continue to be used for agricultural purposes.

Water aims to:

- Conserving water resources.
- Minimising possible contamination of water supplies from urban, industrial and agricultural land use.
- Restricting subdivision, land use and development within water supply catchments.

Response:

The subdivision is excising an existing dwelling from the main farm. The larger lot will continue to be used for agricultural purposes and the smaller lot will contain the dwelling and the septic tank. There is no increase in the number of dwellings in the area.

9.2 Planning Policy Framework

Clause 12.01-1L – Biodiversity – contains strategies such as:

- Protect significant and sensitive areas, including wetlands, from the negative effects of vegetation clearance and modification.
- Retain areas of remnant understorey vegetation.

- Encourage the planting of native vegetation in winery developments, within lots that are not required for the growing of grapes.

Response:

No native vegetation is to be removed from the site.

Clause 14.01-1L – Agriculture in Pyrenees Shire – contains strategies such as:

- Limit small-lot rural excisions.
- Encourage the effective restructuring of inappropriate subdivisions.
- Designate ‘restructure’ parcels of sufficient size and configuration to construct a dwelling on each parcel without prejudicing the environmental capacity and landscape qualities of the area.

Response:

The land is currently being used for agricultural purposes and will continue to be used for this purpose.

Clause 14.01-2L – Sustainable Agriculture in Pyrenees Shire – contains strategies such as:

- Facilitate the preparation and implementation of land and water management plans at a farm and regional scale.
- Encourage the development of vineyards and wineries.
- Facilitate the development of supporting infrastructure (e.g. shedding, transport loading facilities and processing facilities) required in association with vineyard development.
- Limit land use and development in grape-growing areas that may be incompatible with viticulture.

Response:

The proposal will not result in the loss of agricultural land. The subdivision will enable the continued rural use of the land and improve the long-term productive capacity. The land is capable of supporting rural use given its soil quality, access to rural infrastructure is a positive for the proposal to proceed. The smaller lot cannot be used for broad acre farming purposes, but can be used for more intensive rural pursuits. Electricity and telephone are services available to the site, access to good road networks and close to Waubra.

Clause 19.03-3L – Integrated Water Management – contains strategies such as:

- Discourage residential development near the Beaufort Sewage Treatment Plant.
- Design private sewerage treatment and effluent disposal systems to minimise the discharge of waste into stream water in periods of flood.

Response:

There are services currently provided to the dwelling. No services are necessary to the larger lot.

10. Conclusion

In summary, it is respectfully submitted that this proposed subdivision is consistent with the objectives and strategies of both the Municipal Planning Strategy and Planning Policy Framework of the Pyrenees Planning Scheme. In conclusion, it is considered that the proposed subdivision is appropriate to the site and its surrounds given the following:

- The proposal is consistent with the purpose of the Farming Zone.
- The proposal responds positively to the decision guidelines of Clause 65.02.

For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Pyrenees Shire Council support the application and issue a planning permit to allow for a two lot subdivision located at 325 Waubra-Talbot Road, Waubra.



.....
James Iles
Town Planner

11. Photos of the site and surrounds



Existing dwelling on the site.



Existing pine windbreaks to the south of the dwelling.



Existing land adjoining the dwelling site which is part of the larger farming enterprise.



Looking south along the property frontage of Waubra-Talbot Road.



Looking north along the property frontage of Waubra-Talbot Road.



Existing farming land opposite the site.



Existing farming land
opposite the site.

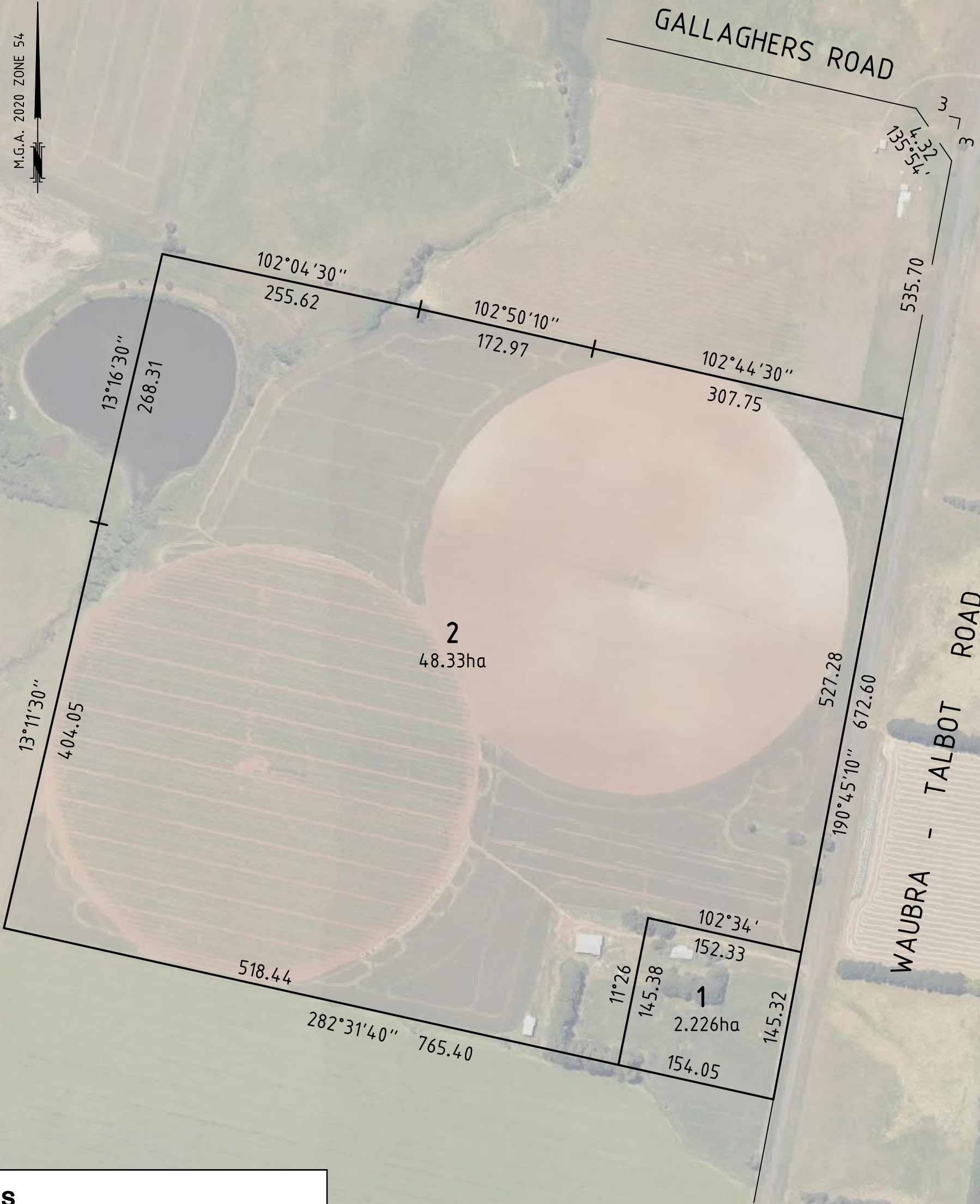


Looking south along
Waubra-Talbot Road.



Looking north along
Waubra-Talbot Road.

M.G.A. 2020 ZONE 54



NOTES

THIS IS NOT A TITLE RE-ESTABLISHMENT PLAN.
REFER TO C/T FOR TITLE DIMENSIONS & EASEMENTS.

INFORMATION SHOWN ON THIS PLAN HAS BEEN DERIVED
FROM AERIAL IMAGERY, IS APPROXIMATE ONLY AND IS
NOT BASED ON SURVEY.

TOTAL SITE AREA - 50.559ha.



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SITE PLAN

325 WAUBRA-TALBOT ROAD
WAUBRA

C/T. VOL.10065 FOL.309

DRAWN BY	L.P.M.	DWG. No.
DATE	23/10/23	9559-01
CHECKED	D.J.H.	REVISION B
SCALE	1:4000	SHEET SIZE A3
DATUM		SHEET 1 OF 1



Land Management Plan

Address: 325 Waubra-Talbot Road, Waubra
Reference: P-01141

Pyrenees Shire Council

iPlanning Services Pty Ltd – June 2024

Prepared for:

Mr Tim Dalton

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Quality Information

Document	Land Management Plan
Reference No.	P-01141
Date	June 2024
Prepared by	James Iles

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1. Introduction

This Land Management Report aims to provide supporting documentation to the Planning Permit Application prepared by iPlanning Services Pty. Ltd. for submission to the Pyrenees Shire Council for consideration of an application for a two lot subdivision on land known as 325 Waubra-Talbot Road, Waubra.

This Land Management Plan details the current extent of the subject land and highlights the impacts likely to result from the proposed subdivision. It also recommends strategies to be implemented by the owner(s) to minimise potential damage, and to improve the overall quality of the site.

This Land Management Plan responds to the conditions of the subject site and the likely effects of the proposed subdivision. It aims to facilitate a seamless integration with the use of the land for agricultural purposes. Flexibility has been fundamental in the development of this Land Management Plan to ensure it can respond to changing or unexpected local conditions.

1.1 Background

The land is currently used for grazing of animals as well as cropping. The subject site is considered to be of a reasonably high value in relation to broad acre agricultural activities due to its size and site constraints which includes existing wind turbines on the site. The existing agricultural use on the site will continue to be economically viable, due to the natural and physical features of the site, and size of the parcel.

The two lot subdivision enables the existing dwelling and most of the farm sheds to be contained on a separate lot with the balance continuing to be used for agricultural purposes.

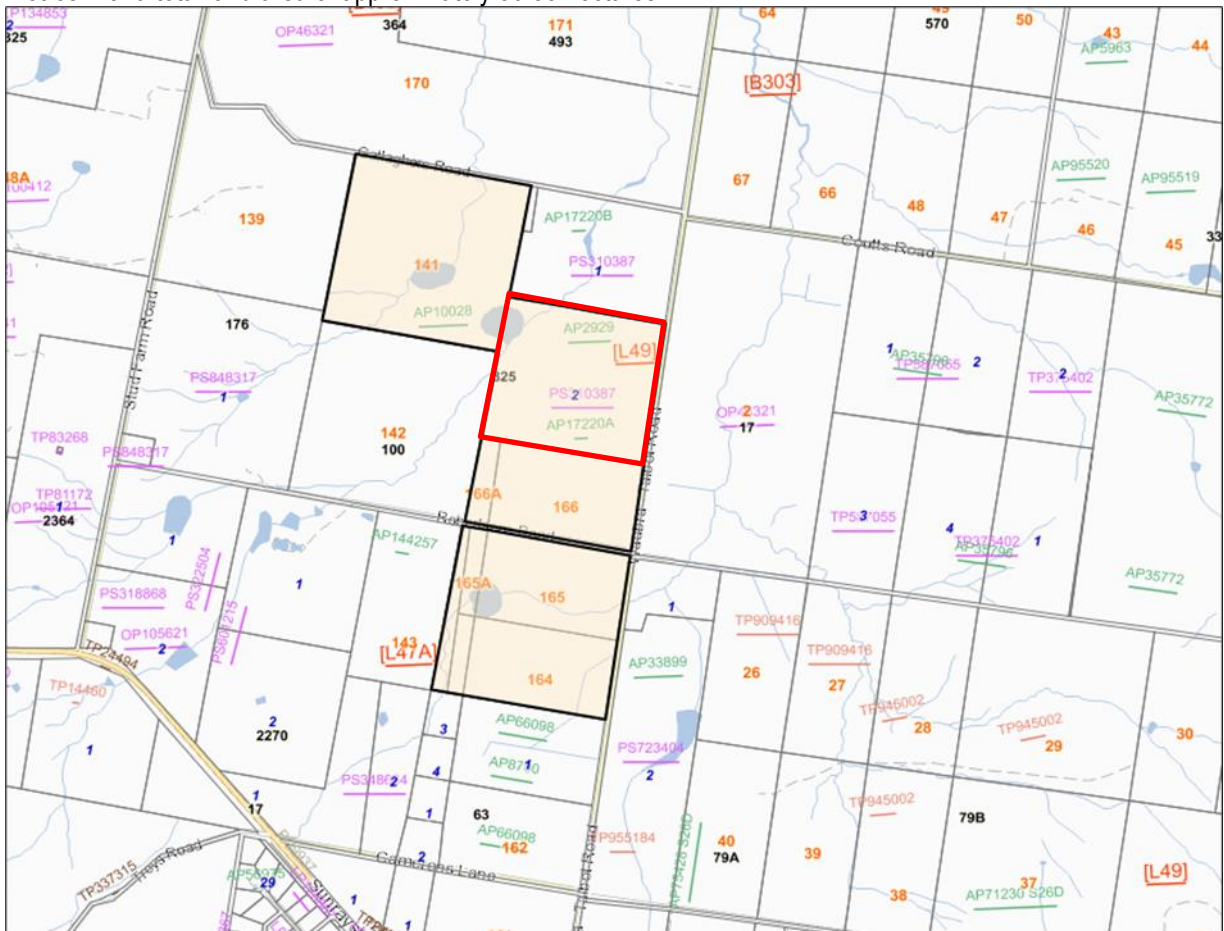
2. Existing Conditions

2.1 Category and Classification of the land

The subject site is located within the Pyrenees Shire Council and is included within the Farming Zone (FZ). The site is affected by the Environmental Significance Overlay (ESO1).

2.2 Property Description and Location

The subject site is located on the west side of the Waubra-Talbot Road. The site consists of one Title and it is described as Vol. 10065 Fol. 309 Lot 2 on Plan of Subdivision No. 310387T. The site is regular in shape with a frontage of approximately 672.6 metres to Waubra-Talbot Road, a northern boundary of approximately 736.3 metres, a western boundary of approximately 672.4 metres and a southern boundary of approximately 765.4 metres with a total land area of approximately 50.55 hectares.



The site currently contains an existing dwelling, farm shed, vegetation and agricultural land. The dwelling is situated at the southeastern portion of the site which has existing pine windbreaks along the south and west. There are some existing native trees located on the northern side of the dwelling (north side of the existing driveway). The remaining land is used for cropping and the site forms part of a larger farming property to the northwest and the south. The land is relatively flat with a large dam located in the northwest corner that covers two properties.

2.3 Existing Features/Infrastructure

Electricity and telecommunications currently exist on site. Reticulated sewerage is not available to the site and all wastewater from the dwelling is directed to a septic tank system. Potable water is captured within the existing rain water tanks.

Electricity to the dwelling is provided from the existing overhead power lines that run along the east side of the Waubra-Talbot Road. Services are unlikely to be required for the larger lot. The Waubra-Talbot Road is a sealed road pavement with gravel shoulders and open drains on both sides. There are also grassed naturestrips on both sides. Overhead powerlines are located on the east side of the roadway. Waubra-Talbot Road is controlled and maintained by the Pyrenees Shire Council.

2.4 Topography, Geology and Soils

According to Natures Kit (DELWP website) the subject site is located within the Victorian Volcanic Plains Bioregion. Victorian Volcanic Plain is dominated by Cainozoic volcanic deposits. These deposits form an extensive flat to undulating basaltic plain with stony rises, old lava flows, numerous volcanic cones and old eruption points and is dotted with shallow lakes both salt and freshwater. The soils are variable ranging from red friable earths and acidic texture contrast soils on the higher fertile plain to scoraceous material, and support Plains Grassy wetland Woodland and Plains Grassland ecosystems.

2.5 Vegetation Description and Status

The site has been cleared of trees except for planted pine trees along the southern and western sides of the existing dwelling.

The predominant Ecological Vegetation Class (EVC132) in this area is the Plains Grasslands.

2.6 Summary

Recommendations of measures to be taken during the proposed subdivision, as well as ongoing management strategies, are made later in the report. The land will be managed in a conservative way with appropriate weed control, maintenance of the existing fencing and general up keep of the land.

3. Existing and Potential Land Management Issues

3.1 Weed Species

The EVC benchmarks for the Victorian Volcanic Plain Bioregion details common weed species occurring in the EVC which occurs on the site. These are:

Typical Weed Species	Common Name	Invasive	Impact
<i>Aira elegantissima</i>	Delicate Hair-grass	high	low
<i>Hypochoeris radicata</i>	Cat's Ear	high	low
<i>Briza maxima</i>	Large Quaking-grass	high	low

The weeds are a mixture of low lying herbaceous species. The high invasive and impact can spread at a great speed and can form dense patches that prevent the growth and regeneration of native plants, and can smother native grasses and herbs. In addition, the weeds are annual plants and it will die off and will leave dead spots which enables soil erosion to occur.

Large infestations of weeds can cause high negative impacts when they are not palatable to stock, and they can injure animals, reduce profit from wool and cause shearing difficulties, and the large size of the thistles damages the environment through outcompeting both native and pasture species.

3.2 Loss of Native Vegetation

No vegetation is to be removed. The land will continue to be used for agricultural purposes.

3.3 Erosion

There is no evidence of significant erosion occurring on the site or even along any drainage line on the site. Any potential fencing along the waterway may help with any erosion, but the land has been cropped and there is no evidence of any erosion.

3.4 Salinity

No areas of salinity recharge or discharge were identified on the subject site. The site is not located within the Salinity Management Overlay. No native vegetation will be removed from the site. Consequently, there is not expected to be any new impacts on ground water systems on the site or surrounds, and salinity is not considered to be a significant problem. The further re-vegetation that is to occur is expected to further lessen the chance of the site being affected by salinity.

4. Land Management Plan and Strategies

4.1 Specific Strategies

4.1.1 Weeds

Weed monitoring and management will occur to prevent the spread of weed species onto and within the site. The following strategies for weed control have been recommended based on the size of the property and the time physically required by the owner and the monetary funds required to manage it.

The process of controlling weeds on the subject site has been broken into 3 parts – the monitoring of the site for weed species, the removal of weed infestation, and the prevention of the spread of weeds onto the property. As no significant weed infestations were identified on-site, the focus will be on preventing weed species from occurring and removing any patches of weeds before they can establish.

a) Monitoring

The entire site should be searched annually to locate any weed infestations before they can be properly established. This should occur in early spring.

Any weed infestations which are identified should be removed as per the instructions below. This should occur during spring prior to the flowering of the plants.

Any areas of infestation which were identified in spring should be checked again in autumn to ensure the weed species has not regenerated. If weed species are re-emerging, removal should be repeated again in autumn.

b) Removal

There are a number of methods which can be used to effectively control weed species. These include:

- Cut and paint – involves cutting the weed species off at the stem and applying a concentrated herbicide to the cut area to prevent further growth.
- Drill and paint – used on trees and involves drilling a hole into the trunk to enable herbicide to be applied directly to the tree.
- Manual removal – involves removal of the weed (and where possible the root system) by pulling and digging out the weed.
- Re-vegetation – involve planting similar native species to outcompete the weed species.
- Burning – involves controlled burning of weed patches.
- Chemical removal – involves applying herbicides to weed species, usually using a hand held spray unit.
- Slashing – involves cutting the weed species down to just above ground level to prevent flowering.
- Pasture management – involves using stock to graze areas affected by weeds to prevent flowering.
- Mechanical – involves using machinery such as bulldozers, mowers etc... to remove large patches of weeds.

As the land is to be used for grazing of animals and/or cropping, the recommended weed strategies are the mechanical removal of weed infestation as they occur and the application of herbicides to the cut area of plants. The majority of weed species identified as being common to the EVC's of the site are low lying or prostrate herbs and graminoids, so will not be difficult to mechanically remove using ploughing equipment or chemical removal is recommended when the costs of these chemicals are minimal.

c) Timing

- The main removal of weeds should occur during spring, prior to flowering, for maximum results.
- Weeds located along waterways should be removed in summer when waterways are dry.
- When chemical removal is proposed for weeds, this should be undertaken on a day when it is not windy or raining, to prevent the chemicals from spreading to indigenous plants and to maximize efficiency of the chemicals.

d) Strategies

Native species indigenous to the area should be obtained prior to the removal of the weeds. The species chosen will be dependent upon the weed species it is to displace. This native vegetation may be seeds or tube stock, dependent upon the species selected.

The weed species should be manually removed by hand. If significant root systems remain in the soil following the manual removal, the application of herbicides to the cut areas should occur.

The removal of weed species should occur from the section least affected to the area most concentrated with weeds, to prevent the spread of weed species to clean areas of the site. Following the removal, the new plants/seeds should be planted in the affected area. Where chemical application has occurred, the re-vegetation of the native plants should be delayed until chemical residue has dissipated to prevent the chemicals leaching and killing these new plants.

Any tools and equipment used during the removal should be cleaned down prior to moving into a clean area of the site.

e) Prevention

The majority of weed species identified as being common to the EVC's located on the site are wind dispersed, and therefore preventing their spread onto the property is not achievable. However, a number

of significant invasive weeds located in this region are spread through other channels including animals, livestock, machinery and vehicles, and a number of methods can be used to prevent their spread onto and within the property. Actions recommended to prevent the spread of weeds onto the subject site include:

- Request that visitors clean their vehicles, machinery and equipment before entering your property.
- Clean machinery, vehicles and tools that have been in weed-infested areas.
- If livestock are to be kept on the property:
- Remove weed seeds from animals by brushing them thoroughly and cleaning their hooves before transporting them onto the site.
- Buy certified weed free fodder and seed where possible.
- Source hay from a reliable source, such as a property known to be weed free. Wherever possible, grow and use hay internally on the site.
- Quarantine new livestock for a period of 7-10 days in a restricted area of the site until they have been shorn or until weed seeds have had the chance to pass through their system. Once the quarantine period has finished, collect and remove all quarantined manure.
- Prevent the establishment of new weeds by:
 - Not over-clearing vegetation (remove only targeted weed species),
 - Using minimal disturbance techniques to avoid soil and surrounding vegetation disturbance.
 - Only use mulch collected from on-site to prevent the movement of weed species into the site.

It is important to note that the elimination of invasive weed from a property is not usually possible. However, controlling weeds on a property is achievable, and the regularly monitoring and removal of small infestations of weed species as they occur is the most effective way to prevent larger infestations, which are more difficult and costly to remove.

4.2 Strategies for Ongoing Actions

These proposed actions are the recommended strategies to be implemented by the owner to achieve sustainable land management practices and improve the quality of the land. The following recommendations are ongoing and will need to be sustained over an indefinite period of time.

- Establish appropriate regime (eg. annually, every two years, etc...) whereby areas of native vegetation on the site are grazed, cut, burned, or slashed. This will enable native vegetation to remain in as 'natural' a state as possible. If vegetation is completely secluded from any grazing or fire, dominant native species soon overgrow and smother rarer and/or pioneer species such as native herbs and grasses.
- Limit the removal of fallen logs/branches from native vegetation areas, as these are important habitat tools for native faunal species such as lizards, frogs and small marsupials.
- Minimise human access to the treed areas of the site, to prevent adverse disturbance or damage to native flora and fauna.
- Have contingency plans in action to prepare for natural disasters. This may include actions such as the storage of stock feed to protect against starvation in times of drought.
- Maintaining ground cover (preferably over 70%) is the best insurance for erosion as it reduces surface water flow and its velocity (The faster the water moves, the less chance of infiltration and increased likelihood of topsoil loss)
- Ensure drainage treatment for the driveway and dwelling are effective and drains to the chosen discharge point. Ensure concentrated water associated with any drainage outlet does not cause soil erosion problems.
- Ensure that the driveway is suitably constructed and maintained with appropriate surfacing, gradients and culverts to maintain safe access to the dwelling and to prevent sediment run-off.
- Regular maintenance of the septic tank system to maximize operating efficiency.

- The maintenance of water saving devices in the existing residence to reduce the effluent load for onsite disposal, and the use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties.
- Operation and management of the effluent treatment and disposal system in accordance with the manufacturer's recommendations.
- Monitor the subject site for areas of salinity recharge or erosion landslip. Appropriately re-vegetate or otherwise treat any affected areas.
- Manage stormwater within the site including rainwater tank to collect rainfall roof run-off. Surface stormwater and overflow from the water tanks should be directed to appropriate legal point of discharge.
- Restrict vehicle access to the existing formed tracks throughout the site to minimise damage to vegetation and pasture grasses.
- Pasture grasses should be improved via cultivation and maintenance. Ground cover of pasture should be maintained by not over-grazing the site.

5. Conclusion

It is considered that the actions outlined in this Land Management Plan will prevent and/or significantly reduce any negative impacts to the subject land that may occur as a result of the proposed subdivision. Specific measures have been outlined for the long term management of the site. It is the responsibility of the owner(s) of the lot(s) to ensure these measures are adhered to appropriately.

The proposed management actions will improve the quality of the subject land which in turn should improve the natural and environmental features whilst providing a haven for native flora and fauna of the region.

The objectives of this Land Management Plan will be considered to be achieved when:

- All exposed areas are covered in grass, planting or suitable ground cover (eg. gravel, mulch, etc...).
- No soil erosion occurring within the site.
- Weed species are effectively managed and controlled.
- Native vegetation is protected and retained.
- Natural regeneration of native species is allowed to continue to occur in appropriate locations.

*Disclaimer


The information contained herein is considered to be correct at the time of production. iPlanning Services Pty Ltd makes no other claim as to the accuracy of this report and will not be held in any way liable. This Report should be read as a whole.


Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20240079**
Date Lodged: **4/07/2024**

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).


 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

 **Questions marked with an asterisk (*) are mandatory and must be completed.**

 **If the space provided on the form is insufficient, attach a separate sheet.**

Application type

Is this a VicSmart Application?*

No
If yes, please specify which VicSmart class or classes:
 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

False
 day / month / year

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: 325	St. Name: Waubra-Talbot Road
<input type="text"/>	<input type="text"/>	<input type="text"/>
Suburb/Locality: Talbot		Postcode: 3352
<input type="text"/>		<input type="text"/>

Formal Land Description*

Complete either A or B

 This information can be found on the certificate of title.


A Lodged Plan Title Plan Plan of Subdivision

OR

B


If this application relates to more than one address, please attach details.

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


① For what use, development or other matter do you require a permit?*

Two Lot Subdivision

 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

① Estimated cost of development for which the permit is required*

Cost \$0.00

 You may be required to verify this estimate
Insert '0' if no development is proposed


Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Farming land with a dwelling and farm shed

 Provide a plan of the existing conditions. Photos are also helpful.


Title Information

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:		
Title:	First Name: James	Surname: Iles
Organisation (if applicable): iPlanning Services Pty Ltd		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No: PO Box 1401	St. Name: 922A Howitt Streetl
Suburb/Locality: Wendouree		State: VIC
		Postcode: 3355

Information Requirements

Is the required information provided?


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Yes

No

Declaration

This form must be signed by the applicant*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.



Signature:

Date: 4 July 2024

day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	


Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

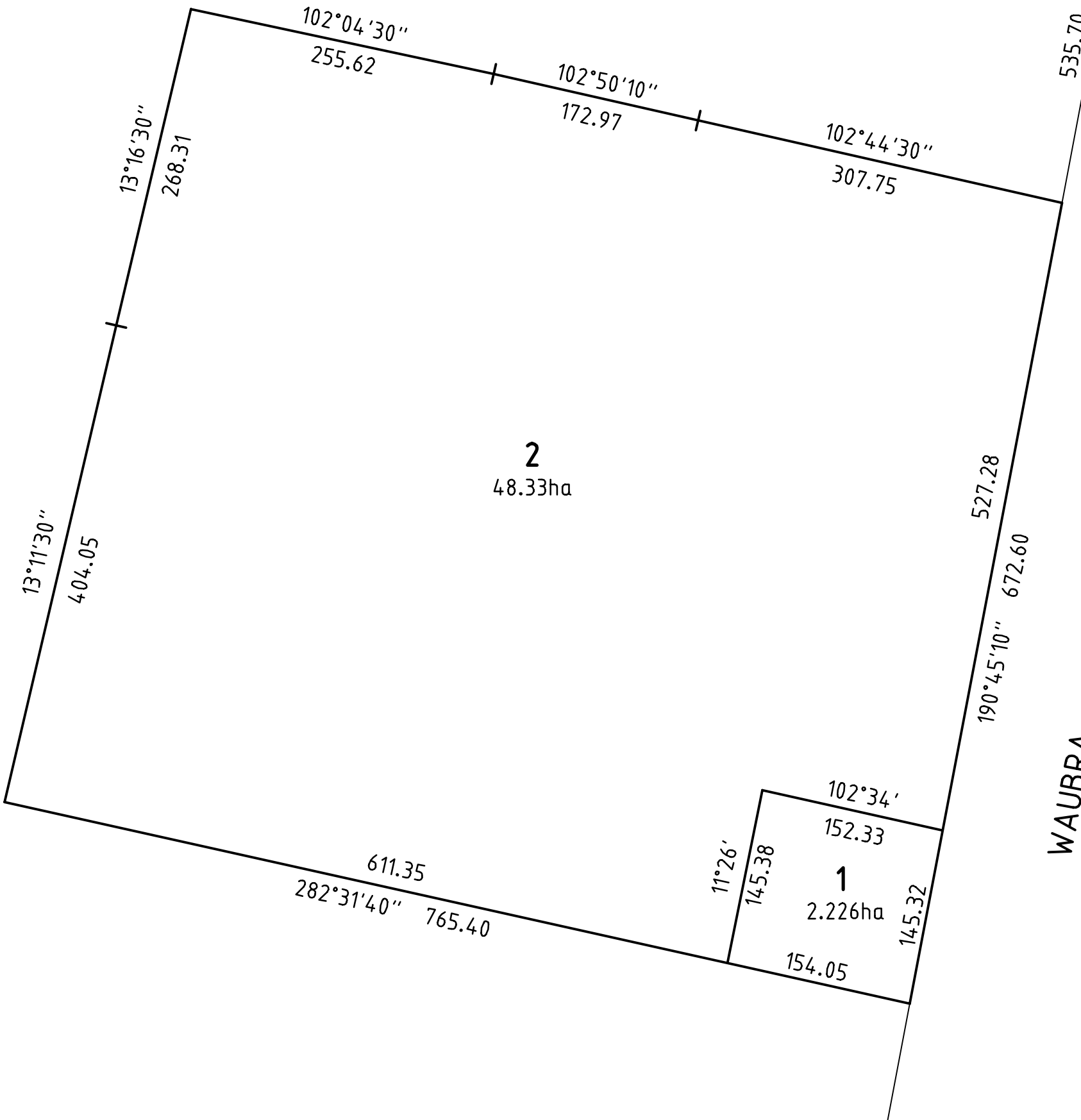
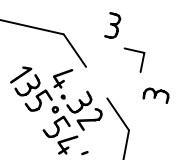
Contact information:
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au

PLAN OF SUBDIVISION		EDITION 1	PS 921610 L	
LOCATION OF LAND PARISH: LEXTON TOWNSHIP: SECTION: CROWN ALLOTMENT: 167A(PT), 167B(PT), 168A(PT), 169B(PT) CROWN PORTION: 167, 168, 169 TITLE REFERENCE: v.10065 f.309 LAST PLAN REFERENCE: LOT 2 ON PS310387T POSTAL ADDRESS: 325 WAUBRA-TALBOT ROAD, (at time of subdivision) WAUBRA, 3352. MGA 2020 CO-ORDINATES: E: 734 110 ZONE: 54 (of approx centre of land N: 5 865 450 in plan)		COUNCIL NAME: PYRENEES SHIRE COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION Does not Apply				
SURVEY: This plan is/ is not based on survey. STAGING: This is /is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). PM1 & PM2				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
 DICKSON HEARN PTY LTD A.C.N. 162 086 339 3/92 BRIDGE MALL, BALLARAT, 3350. Phone (03) 5333 2225 Fax (03) 5333 3220 Email: ball@dicksonhearn.com.au		SURVEYORS FILE REF: 9559		ORIGINAL SHEET SIZE: A3
		DIGITALLY SIGNED RUSSELL JOHN DICKSON		VERSION 02

M.G.A. 2020 ZONE 54



GALLAGHERS ROAD

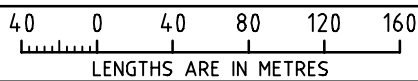


WAUBRA - TALBOT ROAD



DICKSON HEARN PTY LTD
A.C.N. 162 086 339
3/92 BRIDGE MALL,
BALLARAT, 3350.
Phone (03) 5333 2225 Fax (03) 5333 3220
Email: ball@dicksonhearn.com.au

SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

SHEET 2

DIGITALLY SIGNED
RUSSELL JOHN DICKSON

VERSION 02

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 10065 FOLIO 309

Security no : 124116365626B
Produced 04/07/2024 01:09 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 310387T.

PARENT TITLES :

Volume 10024 Folio 918 Volume 10046 Folio 333

Created by instrument PS310387T 08/05/1992

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV653037D 20/05/2022
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS310387T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 325 WAUBRA-TALBOT ROAD WAUBRA VIC 3352

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 20/05/2022

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS310387T
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/07/2024 13:09

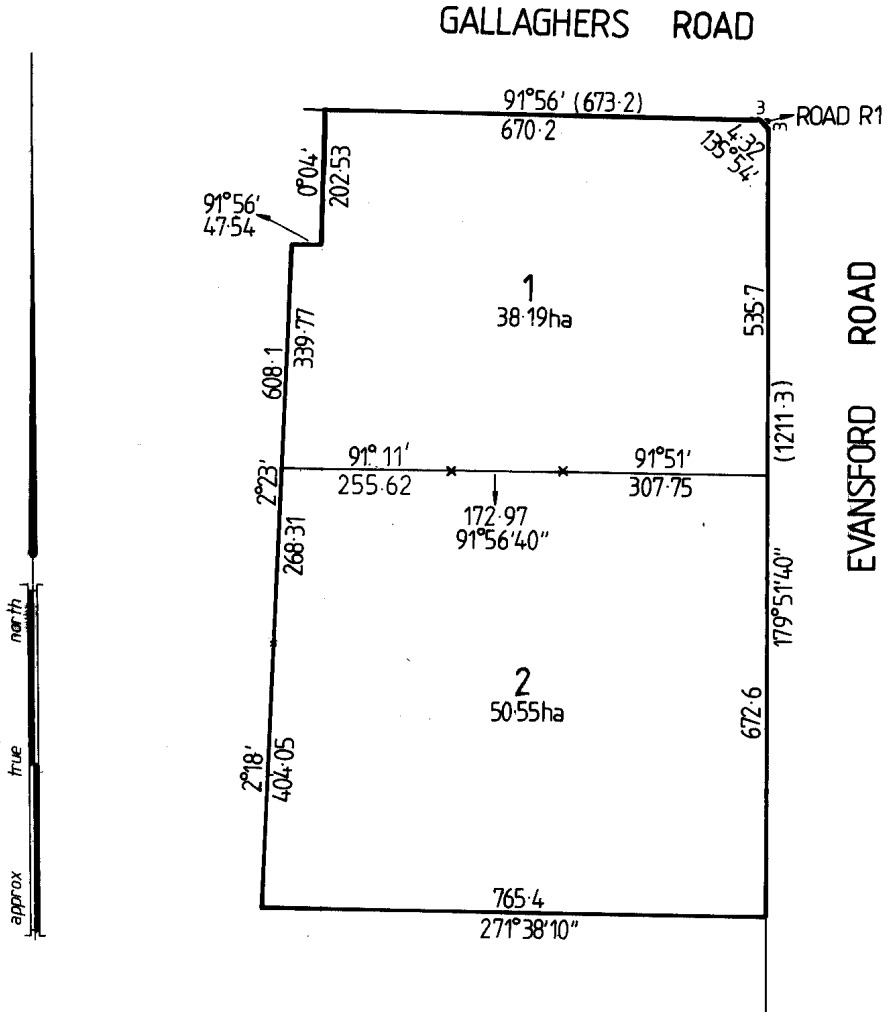
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PLAN OF SUBDIVISION		STAGE NO. —	LTO use only EDITION 1	Plan Number PS 310387 T				
Location of Land Parish: Lexton Township: — Section: — Crown Allotment: 167 ^A , 167 ^B , 168 ^A , 169 ^B Crown Portion: 167, 168, 169 LTO Base Record: Litho SHEET 2 2989 Title Reference: Vol 10024 Fol 918 Vol 10046 Fol 333 Last Plan Reference: — Postal Address: Waubra - Evansford Road, Waubra 3352 (at time of subdivision) AMG Co-ordinates E 734 000 Zone: 54 N 5865 300 (of approx. centre of land in plan)		Council Certificate and Endorsement Council Name: SHIRE OF LEXTON Ref: 559 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 — / — / — 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date 20 / 8 / 91 Re-certified under section 11(7) of the Subdivision Act 1988 — Council Delegate Council Seal Date / /						
Vesting of Roads and/or Reserves <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td>ROAD R1</td> <td>Shire of Lexton.</td> </tr> </table>		Identifier	Council/Body/Person	ROAD R1	Shire of Lexton.	Notations Staging This is /is not a staged subdivision Planning Permit No. Depth Limitation Does not apply.		
Identifier	Council/Body/Person							
ROAD R1	Shire of Lexton.							
		Survey This plan is is not based on survey This survey has been connected to permanent marks no(s) 1 & 3. In Proclaimed Survey Area No.						
Easement Information Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 5 / 3 / 92				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of				
R1	Way & Drainage	Varies	This plan	Lots in this plan				
				LTO use only PLAN REGISTERED TIME 4.30 p.m. DATE 8 / 5 / 92 <i>groves</i> Assistant Registrar of Titles Sheet 1 of 2 Sheets				
beveridge williams & co. pty. ltd. SURVEYORS • PLANNERS • ENGINEERS O Melbourne—554 High St., Prahran 3181 529 4022 O Ballarat—11 Lydiard St. South 3350 (053) 31 3877 O Leongatha—57 Bair Street 3953 (056) 62 2630 O Traralgon—3/6-8 Grey Street 3844 (051) 74 5385 O Wonthaggi—31 Murray Street 3995 (056) 72 1505		LICENSED SURVEYOR (PRINT)..... Colin William Abram SIGNATURE..... DATE 18 / 6 / 91 REF 4991 VERSION 01		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3				

PLAN OF SUBDIVISION	Stage No. —	Plan Number PS 310387 T
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SURVEYORS PLANNERS ENGINEERS

- Melbourne—554 High St., Prahran 3181 529 4022
- Ballarat—11 Lydiard St. South 3350 (053) 31 3877
- Leongatha—57 Bair Street 3953 (056) 62 2630
- Traralgon—3/6-8 Grey Street 3844 (051) 74 5385
- Wonthaggi—31 Murray Street 3995 (056) 72 1505

Sheet 2 of 2 sheets

ORIGINAL	SCALE
SCALE SHEET SIZE A3	80 0 160 320
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LICENSED SURVEYOR (PRINT) Colin William Abram

SIGNATURE..... DATE 18 / 6 / 1991

REF **4991** VERSION **01**

DATE / /

COUNCIL DELEGATE SIGNATURE

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